Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2a Osborne Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,282,000 Property Type House Suburb Glen Iris

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/59 Maitland St GLEN IRIS 3146	$1,370,000	05/04/2025
2	2/37 Scott Gr GLEN IRIS 3146	$1,420,000	20/02/2025
3	4/1441 High St GLEN IRIS 3146	$1,385,000	01/11/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/04/2025 12:39

2a Osborne Avenue, Glen Iris Vic 3146

Yili Ma
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0412 938 115
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3 2.5 1

Rooms: 5
Property Type: Apartment
Land Size: 183 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending March 2025: $2,282,000

Comparable Properties



2/59 Maitland St GLEN IRIS 3146 (REI)

3 2 1

Price: $1,370,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments



2/37 Scott Gr GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,420,000
Method: Auction Sale
Date: 20/02/2025
Property Type: Townhouse (Res)

Agent Comments



4/1441 High St GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $1,385,000
Method: Private Sale
Date: 01/11/2024
Property Type: Townhouse (Res)

Agent Comments

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